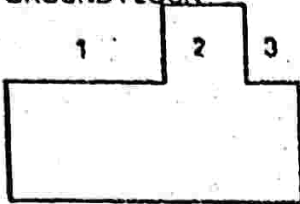


# AREA CALCULATION & DIAGRAM

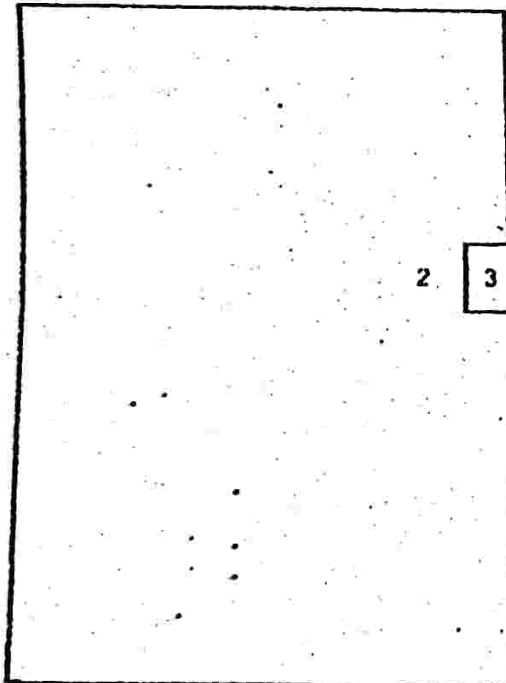
SCALE 1:200

GROUND FLOOR



		GROUND FLOOR PLAN					
BLOCK AREA	6.70	X	4.45	1	29.82	SQ.M.	
		DEDUCTION					
SR.NO.	A	X	B	UNIT	TOTAL	SQ.M.	
1	3.60	X	1.75	1	6.30	SQ.M.	
2	1.50	X	1.50	1	2.25	SQ.M.	
3	1.20	X	1.75	1	2.10	SQ.M.	
TOTAL					10.65	SQ.M.	
					29.82	X	
					10.65	19.17	
TOTAL B/UP AREA GROUND FLOOR					19.17	SQ.M.	

TYPICAL 1 ST TO 5TH FLOOR



		TYPICAL 1 ST TO 5TH FLOOR					
BLOCK AREA	11.40	X	15.05	1	171.57	SQ.M.	
		DEDUCTION					
SR.NO.	A	X	B	UNIT	TOTAL	SQ.M.	
1	0.20	X	5.45	1	1.09	SQ.M.	
2	1.50	X	1.50	1	2.25	SQ.M.	
3	1.20	X	1.60	1	1.92	SQ.M.	
4	0.20	X	5.30	1	1.06	SQ.M.	
TOTAL					6.32	SQ.M.	
					171.57	X	
					6.32	165.25	
TOTAL B/UP AREA TYPICAL 1 ST-TO 5TH FLOOR					165.25	SQ.M.	
TOTAL B/UP AREA FIRST FLOOR					165.25	SQ.M.	
TOTAL B/UP AREA SECOND FLOOR					165.25	SQ.M.	
TOTAL B/UP AREA THIRD FLOOR					165.25	SQ.M.	
TOTAL B/UP AREA FOURTH FLOOR					165.25	SQ.M.	
TOTAL B/UP AREA FIFTH FLOOR					165.25	SQ.M.	
TOTAL B/UP AREA					826.25	SQ.M.	

## CARPET + USABLE AREA STATEMENT

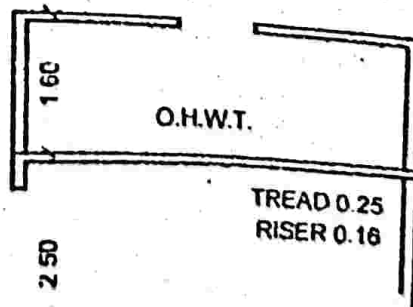
FLOOR NO.	FLAT NO./ SHOP NO.	CARPET AREA	USABLE AREA OF	TOTAL AREA (CARPET+USABLE)
			BALCONIES/ALTERNATE TERRACE/MEZZ (EXCLUDING AREA UNDER WALLS)	
(1)	(2)	(3)	(4)	(5)
1ST TO 5TH FLOOR	101 TO 501 102 TO 502	50.94	19.55	70.49
TOTAL CARPET+USABLE AREA 1ST FLOOR		50.94	19.55	70.49
TOTAL CARPET+USABLE AREA 2ND FLOOR		101.88	39.10	140.98
TOTAL CARPET+USABLE AREA 3RD FLOOR		101.88	39.10	140.98
TOTAL CARPET+USABLE AREA 4TH FLOOR		101.88	39.10	140.98
TOTAL CARPET+USABLE AREA 5TH FLOOR		101.88	39.10	140.98
TOTAL CARPET+USABLE AREA		101.88	39.10	140.98
TOTAL NO OF FLOOR OF BUILDING = GROUND + 05		509.40	195.50	704.90
TOTAL NO OF FLATS = 10 NOS				

## F.S.I. AREA STATEMENT FOR RESIDENTIAL

BUILDING NO	FLOOR NO	TOTAL BUILT-UP AREA OF FLOOR (AS PER P-LINE)	F.S.I (1.60)	ANCILLARY F.S.I (3-4)	SQM
(1)	(2)	(3)	(4)	(5)	
	GROUND FLOOR	19.17	11.98	7.19	SQ.M.
	FIRST FLOOR	165.25	103.28	61.97	SQ.M.
	SECOND FLOOR	165.25	103.28	61.97	SQ.M.
	THIRD FLOOR	165.25	103.28	61.97	SQ.M.
	FOURTH FLOOR	165.25	103.28	61.97	SQ.M.
	FIFTH FLOOR	165.25	103.28	61.97	SQ.M.
TOTAL		845.42	528.39	317.03	SQ.M.
TOTAL		845.42	528.39	317.03	SQ.M.
P-LINE AREA SQ.M			845.42		
F.S.I.			528.39		
ANCILLARY F.S.I			317.03		

### SCHEDULE

D	1.0
D1	0.9
D2	0.7
F.D	1.5
W	1.5
V	0.60

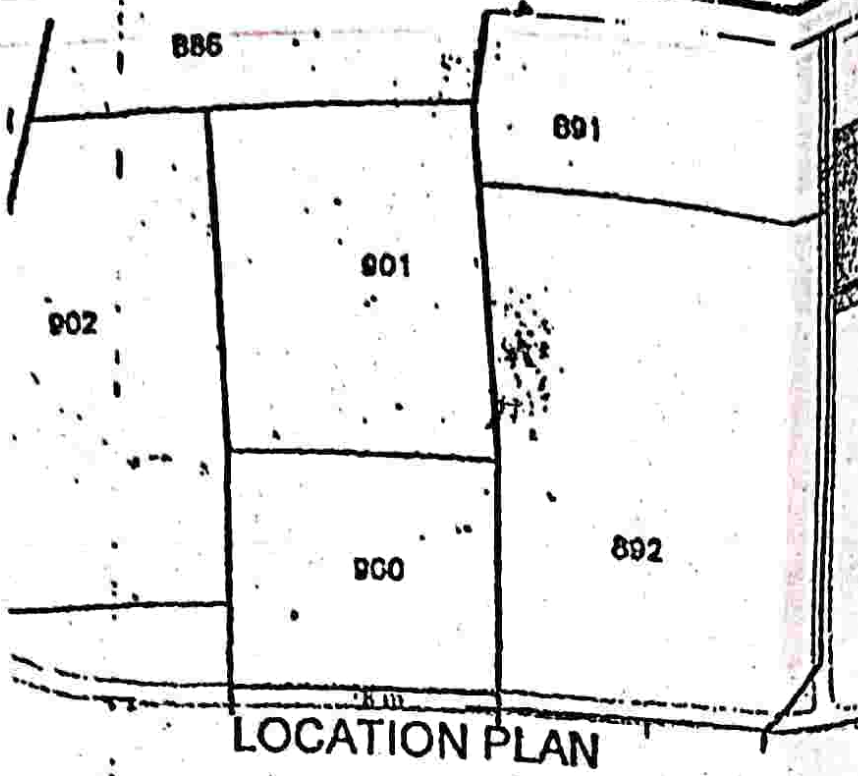


# PARKING STATEMENT

Size of tenement	REQUIRED PARKING	
	CAR (1)	BIKE (5)
For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. (10 nos)	05 NOS.	25 NOS.
5% VISITORS PARKING:	00 NOS.	01 NOS.
TOTAL	05 NOS.	26 NOS.
MULTIPLYING FACTOR 0.90	05 NOS.	23 NOS.
PROVIDED PARKING	05 NOS.	23 NOS.

## SCHEDULE OF DOORS & WINDOW

D	1.05X2.10	T. W. PANELLED
D1	0.90X2.10	"
D2	0.75X2.10	"
F.D	1.50X2.10	"
W	1.50X1.20	T. W. GLAZED WINDOW
V	0.60X0.90	LOUVERD VENT.



FULL COMPLETE  
 S.NO.901 PLOT  
 FOR - SHAYAD  
 THRO BH  
 THORAT  
 Stamps of App

**T.D.R. AREA STATEMENT**

CERTIFICATE NO = 891	DATE - 13/11/2019
AREA OF PLOT (AS PER 1/12 EXTRACT)	= 301.92 SQ.M.
AREA OF PLOT (AS PER S:TE)	= 301.90 SQ.M
0.40% ALLOWED T.D.R. AREA	= 120.76 SQ M
TOTAL ALLOWED B/UP AREA (PLOT AREA + I D R)	= 422.66 SQ.M.
CERTIFICATE NO. = 891	= 35.50 SQ.M.
PURCHASED T.D.R. AREA	= 35.50 SQ.M
B/UP AREA WITH T.D.R. (AS PER PROPOSED T.D.R)	= 337.40 SQ.M

**CALCULATION OF T.D.R. AS PER 29TH  
 JANUARY & MAY 2016 GOVERNMENT POLICY**

CERTIFICATE NO = 891	
Y = X X R.R.	Y = 35.50 X 14300
Y = X X R.R.	Y = 35.50 X 14300
R.Y.	6330
Y = 2210 SQ.M.	

X = T.D.R. AREA  
 R.R. = REDIKENAR RATE  
 R.Y. = T.D.R. RATE (PURCHES)  
 Y = DEDUCTION

PROFORMA -1

FULL COMPLETION RESIDENTIAL BUILDING PLAN ON  
S.NO.901 PLOT NO. 102, OF NASHIK SHIWAR, AT NASHIK.  
FOR - SHAYADRI BUILDCON BHAGIDARI SANSTHA  
THRO BHAGIDAR MR. BAJIRAO BHAUSAHEB  
THORAT & OTHER TWO.

DRAWING  
SHEET NO.

1/1

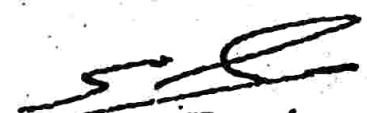
Stamps of Approval Plans :


**APPROVED**

As per the accoupaining  
occupanc. ....

No. Nas..... AH/OC/30865/20

Date : 7 10 2022

  
Executive Engineer  
TOWN PLANING

 Nashik Municipal Corporation  
Nashik



## AREA STATEMENT

	SQ.M.
1 AREA OF THE PLOT	301.00
(Minimum area of a,b,c, to be considered)	
a) As per ownership document ( 7/12, CTS extract)	301.92
b) As per measurement sheet	301.90
c) As per silo	---
2 DEDUCTIONS FOR	
a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening	11.43
b) Any D.P. Reservation Area	---
(Total a+b)	11.43
3 BALANCE AREA OF THE PLOT ( 1-2 )	290.47
4 Amenity Space ( if applicable )	---
a) Required	---
b) Adjustment of 2(b), if any -	---
c) Balance Proposed -	---
5 Net Plot Area [ 3 - 4(c) ]	---
6 Recreational Open Space ( if applicable )	---
a) Required 10%	---
b) Proposed 10%	290.47
7 Internal Road area	319.62
8 Platable area ( if applicable )	---
9 Built up area with reference to Basic F.S.I. 1.10	---
10 Addition of FSI on payment of premium	150.95
(a) Maximum permissible premium FSI - based on road width / TOD Zone	---
(b) Proposed FSI on payment of premium (Allowed premium 50% = 150.95 sq.m.)	22.86
11 In-situ FSI / TDR loading	---
a) In-situ area against service road [ 2.0 ], if any	---
b) In-situ area against Amenity space if handed over [ 2.00 or 1.85 X.Sr No. 4 (b) and /or(c) ].	35.06
c) T.D.R. area (Allowed premium 40% = 120.76 sq.m.)	---
d) Total in situ / TDR loading proposed (11 (a)+(b)+(c) )	---
12 Additional F.S.I. area under Chapter No. 7	528.39
13 Total entitlement of FSI in the proposal	317.03
a) [ 9+10 (b)+11(d) or 12 whichever is applicable.	---
b) Ancillary Area FSI upto 60% or 80% with payment of charges.	845.42
c) Total entitlement ( a+b )	966.08
14 Maximum utilization limit OF F.S.I. ( Building potential ) Permissible as per Road width ( as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) X 1.6 or 1.8 ) (301.90X2.00X1.60)	---
a) Existing Built-up Area.	845.42
b) Completed Built-up Area ( as per 'P - line' ) (Total a+b)	845.42
16 F.S.I. Consumed (15/13) (should not be more than sr.no.14 above.)	1
17 Area for Inclusive Housing, if any	---
a) Required ( 20% of Sr. No. 5 )	---
b) Proposed	---

## CERTIFICATE OF AREA

I / We & the Certified that the plot under reference was surveyed by me on dimensions of sides etc. of plot stated on plan are as measured on site & the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records Departments / City Survey records.

*Taini*

Signature

(Name of Architect/Licensed Engineer/Supervisor)  
(Name of Architect/Licensed Engineer/Supervisor)

## OWNER DECLARATION

I / We undersigned hereby confirm that I/We would abide by plans approved by Authority competent. I/We would execute the structure as per approved plans. Also I / We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.

*B. Thorat*  
Bajirao B. Thorat

*Sachin's Medale*  
Sachin's Medale

*Tresh Medale*  
Tresh Medale

FOR - SHAYADRI BUILDCON BHAGIDARI SANSTHA  
THRO BHAGIDAR MR. BAJIRAO BHAUSAHEB THORAT & OTHER TWO.  
OWNER SIGN

*Taini*

AR. TEJPAL R. SAINI  
REG. NO. CA/2020/119261  
ARCHITECT SIGN

*Anet*

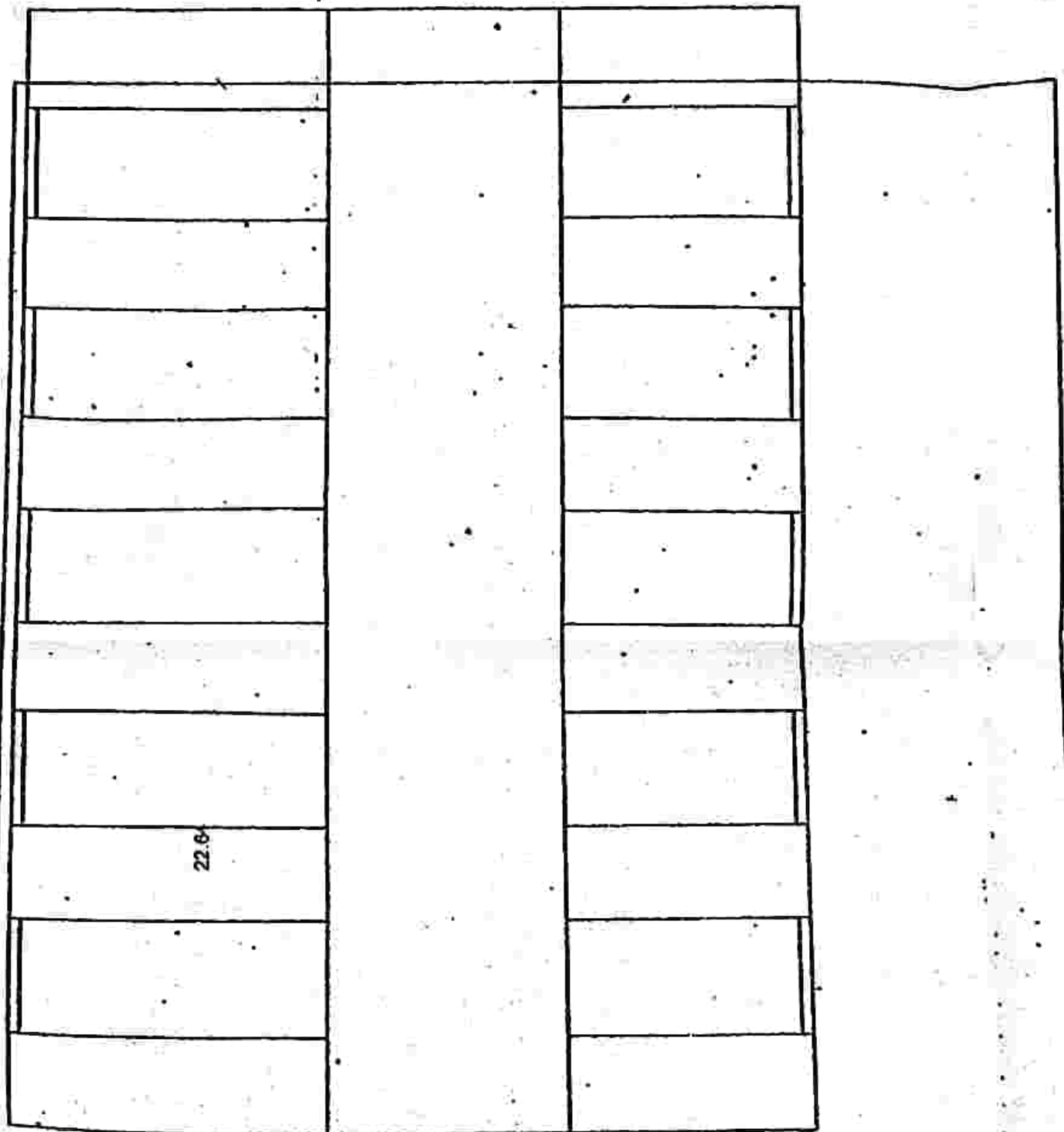
STRUCTURAL SIGN

Job No. 1  
Drawing Scale: R1  
Drawn by: As above  
Checked by: Akash Tejpal  
Registration / License no. of Arch./ Lic. Engg / Supervisor.  
REG. NO. CA/2020/119261

**AR. TEJPAL SAINI**

ARCHITECT & INTERIOR DESIGNER

MO. +91-8806552864 , EMAIL: tezz2427@gmail.com



18.00

GL.  
FRONT ELEVATION  
SCALE: 1:100

5 6

"B"  
13.00 M. W. DRIVEWAY

Y

FIFTH FLOOR

185.25

528.39

317.03

SQ.M

TOTAL  
TOTAL

845.42

528.39

317.03

P.LINE AREA SQ M

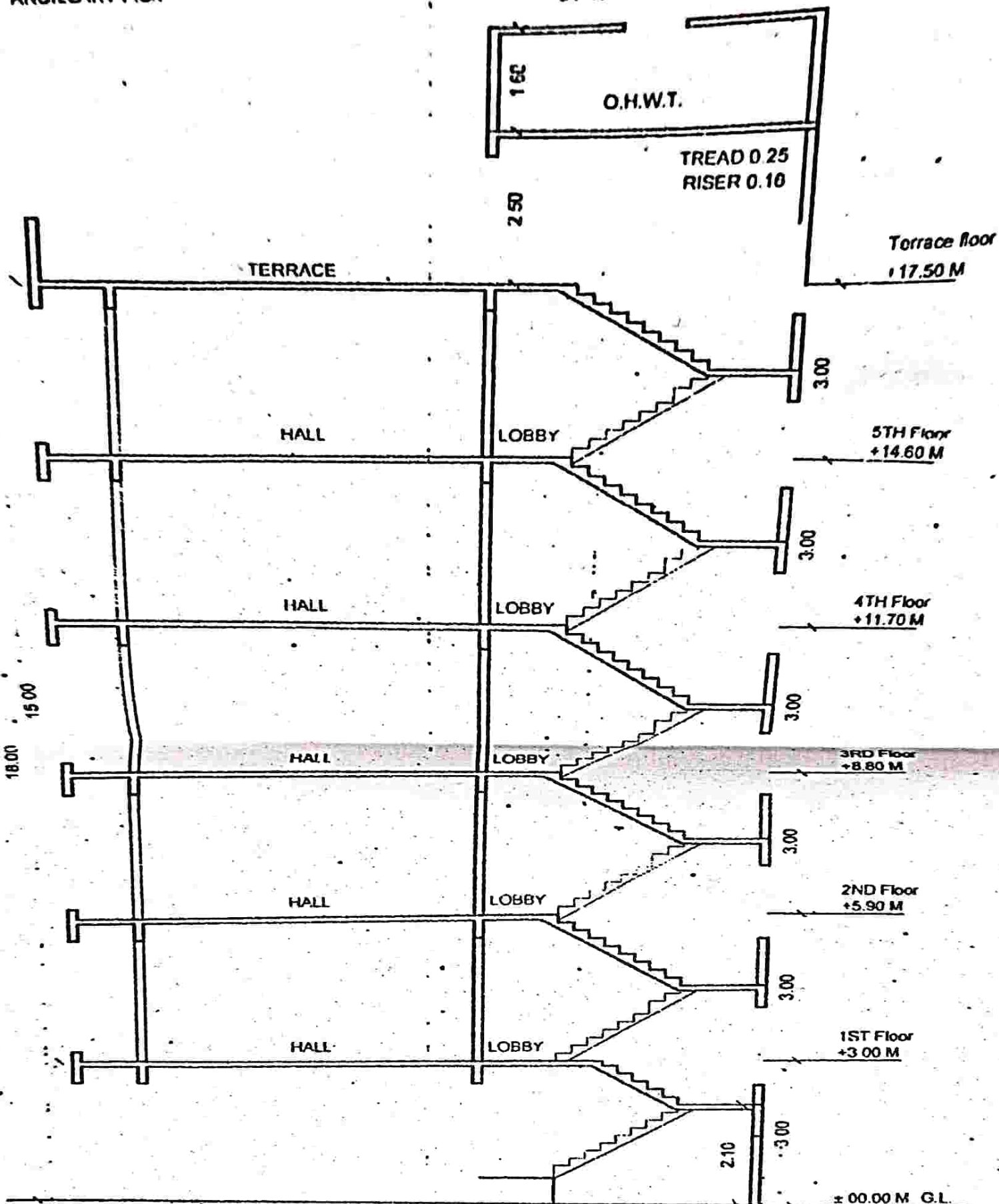
845.42

F.S.I.

520.39

ANCILLARY F.S.I

317.03



SECTION AT AA  
SCALE: 1:100

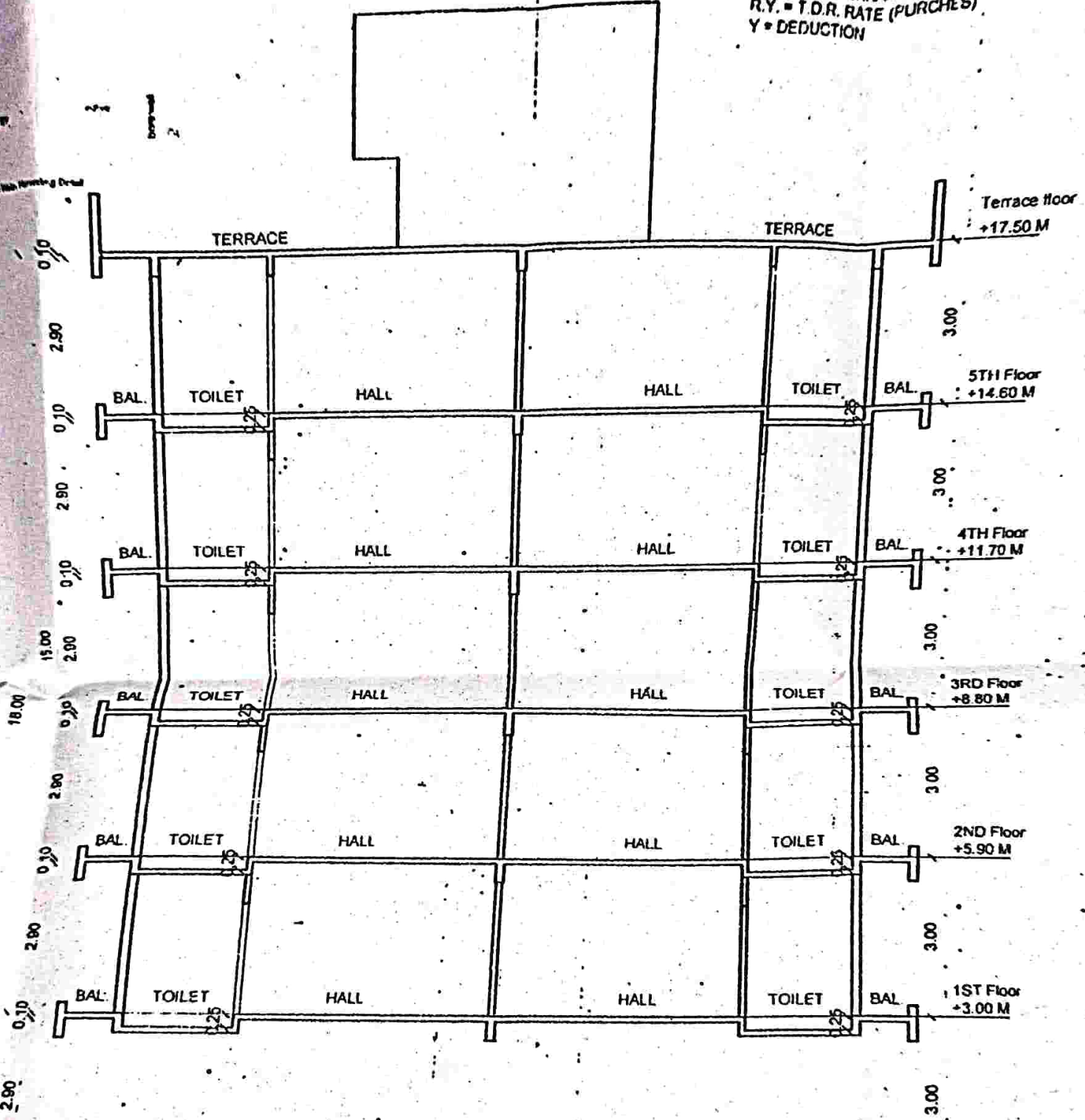


0.60X0.90 | LOUVERD VENT.

PURCHASED T.D.R. AREA = 337.40 SQ  
B/UP AREA WITH T.D.R.  
(AS PER PROPOSED PLAN)  
CALCULATION OF T.D.R. AS PER 29TH  
JANUARY & MAY 2016 GOVERNMENT POLICY

CERTIFICATE NO = 891  
Y = X X R.R.      Y = 35.50 X 14300  
Y = X X R.R.      Y = 35.50 X 14300  
R.Y.                      6330

X = T.D.R. AREA  
R.R. = REDINEKNIAR RATE  
R.Y. = T.D.R. RATE (PURCHES)  
Y = DEDUCTION



SECTION AT BB'  
SCALE: 1:100

FRONT ELEVATION SCALE

6

5

"B"  
3.00 M. W. DRIVEWAY

MIN. N. 2.00 M. W. DRIVEWAY

19  
20  
21  
22  
23

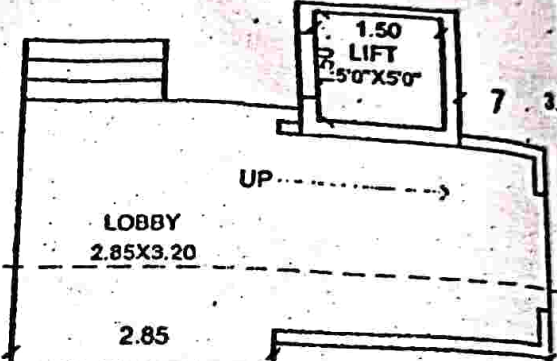
1  
2  
3  
4

3.00

"A"  
3.00 M. W. DRIVEWAY

SC-3

COMPOSITE PARKING



17

18

"A"

1.84

SC-2

COMPOSITE PARKING

13

8

14

9

15

10

SC-1

COMPOSITE PARKING

16

11

12

3.01

3.00 M. W. DRIVEWAY

"B"

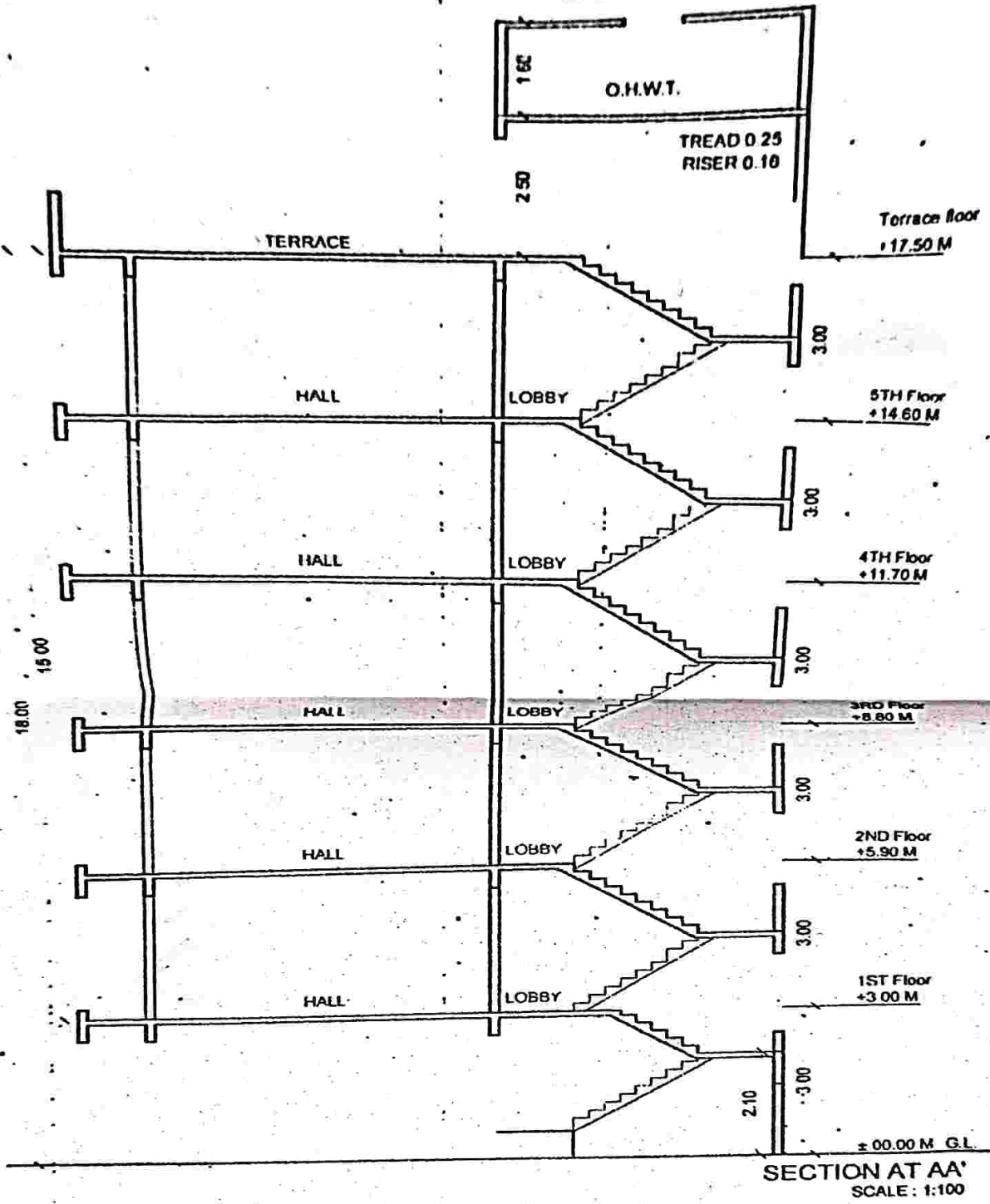
# GROUND FLOOR PLAN (PARKING PLAN)

SCALE 1:100

F.S.I. AREA ST

BUILDING NO	FLOOR NO	TOTAL BUILT-UP AREA OF FLOOR (AS PER P-LINE)	F.S.I (1.60)	F.S.I (3-4)	SQ.M.
(1)	(2)	(3)	(4)	(5)	
	GROUND FLOOR	19.17	11.98	7.19	SQ.M.
	FIRST FLOOR	165.25	103.28	61.97	SQ.M.
	SECOND FLOOR	165.25	103.28	61.97	SQ.M.
	THIRD FLOOR	165.25	103.28	61.97	SQ.M.
	FOURTH FLOOR	165.25	103.28	61.97	SQ.M.
	FIFTH FLOOR	165.25	103.28	61.97	SQ.M.
<b>TOTAL TOTAL</b>		<b>845.42</b>	<b>528.39</b>	<b>317.03</b>	<b>SQ.M</b>
<b>P-LINE AREA SQ.M</b>		<b>845.42</b>	<b>528.39</b>	<b>317.03</b>	
<b>F.S.I.</b>					
<b>ANCILLARY F.S.I</b>					

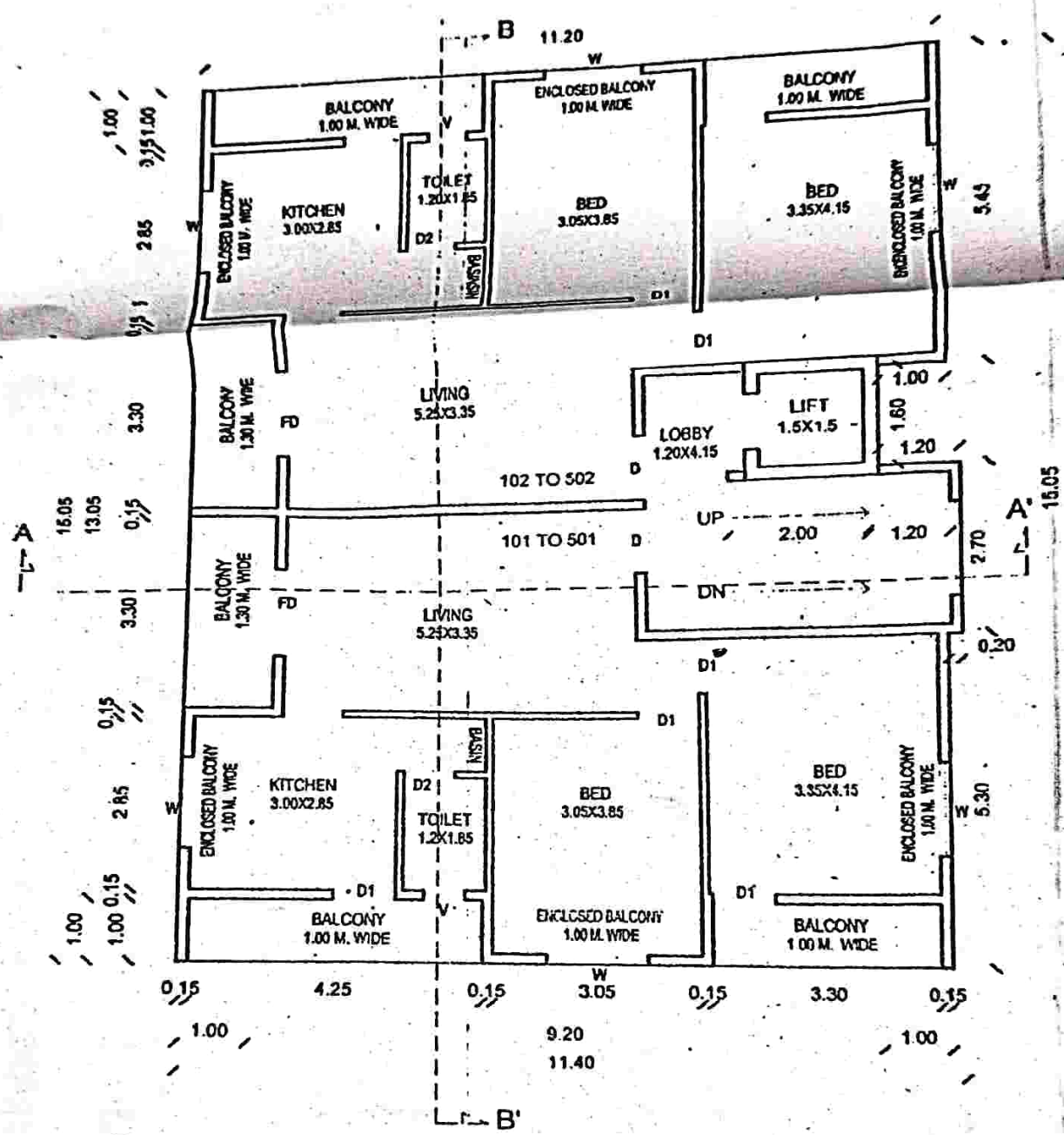
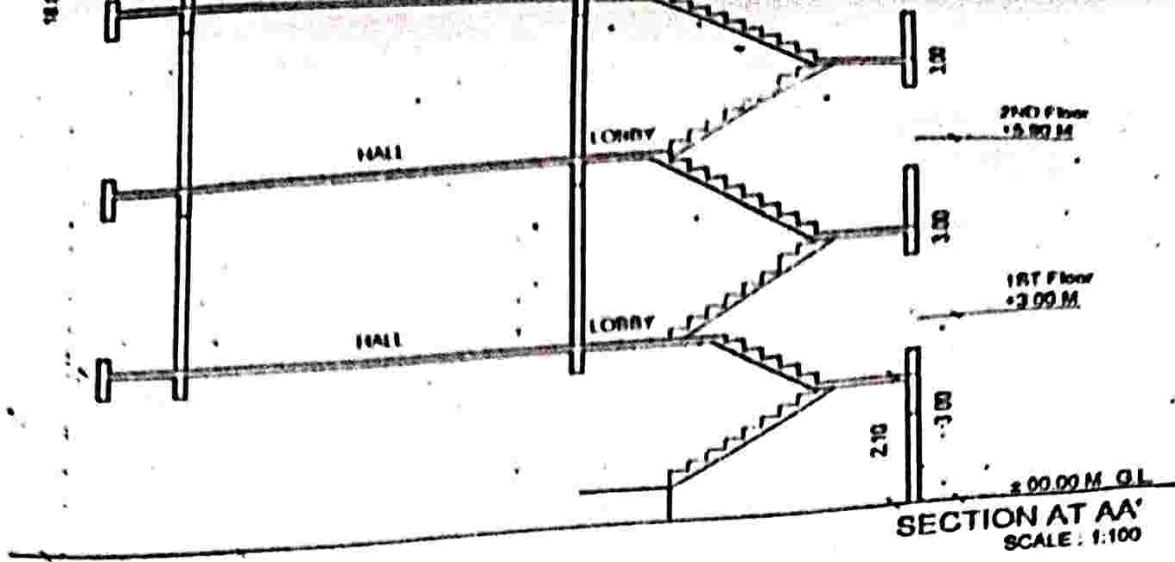
W / 0.0



14.177  
Run Water

15.00  
2.90  
0.10  
2.80  
0.10  
2.90  
0.10  
2.90  
0.10

SECTION AT AA'  
SCALE: 1:100



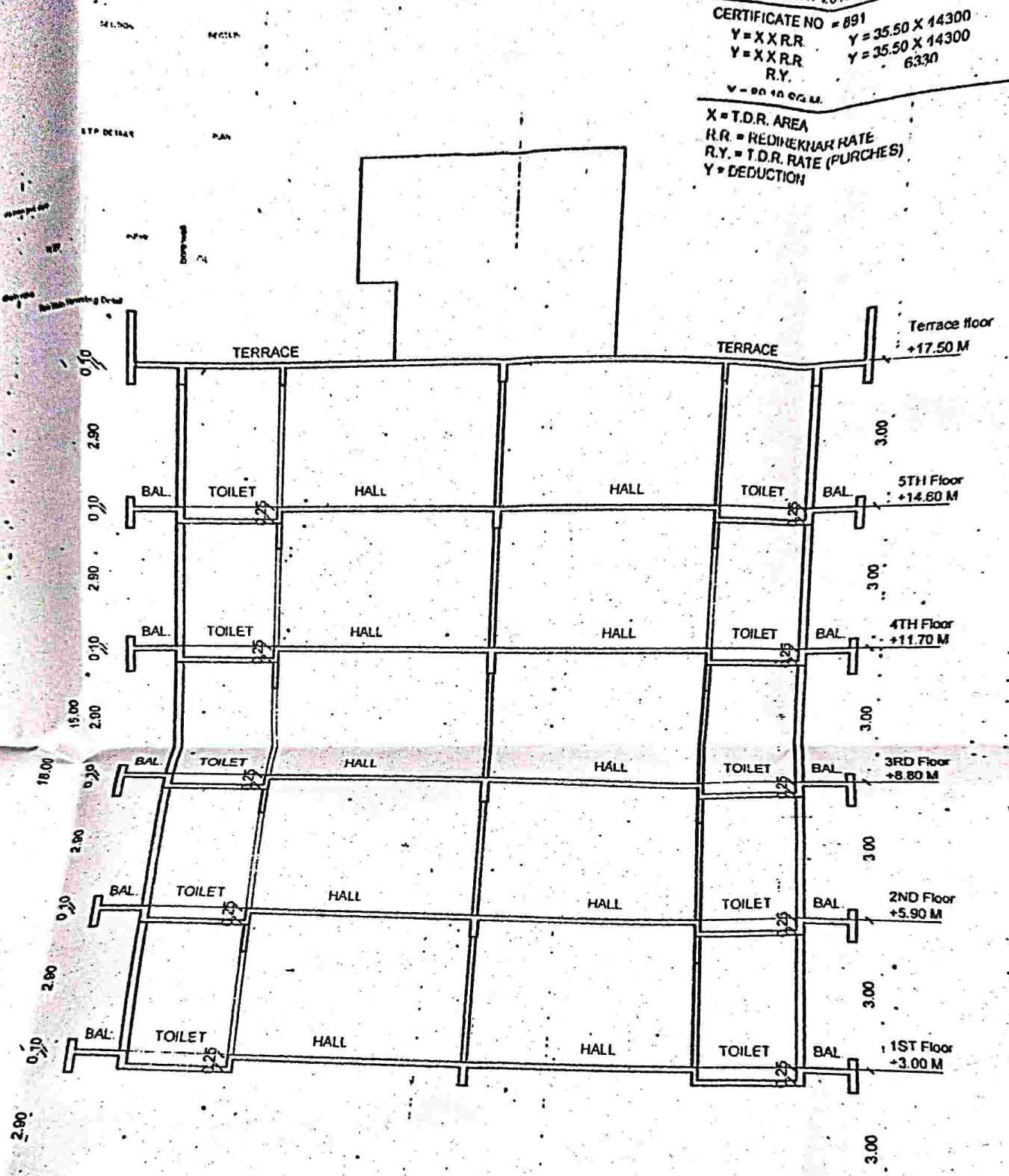
D1  
D2  
F.D.  
W  
V

T. W. GLAZED WINDOW  
LOUVERD VENT.

0.40% ALLOWED T.D.R. AREA = 422.80 SQ.M  
 TOTAL ALLOWED B/UP AREA (PLOT AREA + T.D.R.) = 35.50 SQ.M  
 CERTIFICATE NO. = 891 = 35.50 SQ.M  
 PURCHASED T.D.R. AREA = 337.40 SQ.M  
 B/UP AREA WITH T.D.R. (AS PER PROPOSED T.D.R.)

CALCULATION OF T.D.R. AS PER 29TH JANUARY & MAY 2016 GOVERNMENT POLICY  
 CERTIFICATE NO = 891  
 Y = X R.R. Y = 35.50 X 14300  
 Y = X R.R. Y = 35.50 X 14300  
 R.Y. 6330  
 V = 80.10 SQ.M

X = T.D.R. AREA  
 R.R. = RE-DIRECTED RATE  
 R.Y. = T.D.R. RATE (PURCHES)  
 Y = DEDUCTION



SECTION AT BB'  
 SCALE: 1:100

ADJ. P.NO. 103  
 15.24 M.

2.M  
2.M  
1.M  
1.M  
1.M  
1.M  
1.M

Face Roof  
50 M

2.90

3.00

3.00

